

las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road

Tucson, AZ 85712

**Las Colinas Condominium Owners' Association
Annual Meeting & Election
January 20, 2024
10:00 a.m.**

Present: John Saputo, President
Katherine Trimm, Vice President & Managing Agent
Andra Allan, Secretary/Treasurer
Andrea Schwimmer, Director
Rebecca Williams, Director

The Annual Meeting and Election for 2024 for the Las Colinas Condominium Owner's Association was called to order on January 20, 2024 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2023 Annual meeting were approved.

A quorum of Owners was certified. The Ballots were opened and counted by four members of the Association: Yolanda Halberg, Nina Flores, Craig Coder, and Sandra Vasquez in front of those owners present. Thank you Yolanda, Nina, Craig, and Sandra.

Results: One hundred twenty-four ballots were received, less three which were unsigned. This is over the 25 ballot quorum required for elections. The votes were as follows:

63 – John Saputo
60 – Andra Allan
60 – Rebecca Williams

78 – Katherine Trimm
65 – Andrea Schwimmer

56 – Jennette Sanchez
56 – Joy Karr
33 – Yasmin Badri

55 – Michael Prock
53 – Kelly MacArthur

The incumbent Board was re-elected, and will keep the same offices.

John Saputo, President
Andra Allan, Secretary/Treasurer
Andrea Schwimmer, Director

Katherine Trimm, Vice President
Rebecca Williams, Director

V. Homeowner Input

VI. Set Next Annual Meeting – January 18, 2025 at 10:00 a.m.

VII. Ajourn

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Las Colinas Condominium Association

March Board Meeting

March 26, 2024

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary/Treasurer (AA)

Absent: Andrea Schwimmer (AS)
Rebecca Williams (RW)

I. Call to Order & Roll Call

The March meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The November minutes were read and approved.

III. President's Report

The President reported that the Annual Meeting and Election for 2024 for the Las Colinas Condominium Owner's Association was held on January 20, 2024 at 10:00 a.m. in the Clubhouse. The Ballots were opened and counted by four members of the Association: Yolanda Halberg, Nina Flores, Craig Coder, and Sandra Vasquez in front of those owners present. One hundred twenty-four ballots were received, less three which were unsigned. The current Board was re-elected, and will continue to hold their positions.

Since November, we have had more repairs than normal for this time of year for plumbing, sewer, boilers and electrical. We had five underground coupling failures, disrupting hot water service on the Building 19 and 29 loops. All of these were behind buildings 23 and 24. The couplings are replaced using Pro-press, rather than braising, which is faster, cheaper, and reduces the number of coupling that can fail going forward.

In December we had a sewer line back-up effecting Buildings 7 & 8. This will be the next area for a clean-out to be added, as we continue to do through out the property. In January we had three sewer back-ups into Building 12. These were the direct result of items being flushed that should not have been. Three lost nights for so many people could easily have been avoided. In December, the Upper Pool boiler went out. The fuse and line were replaced. Building 19 boiler had the ignition fail and it was replaced. Building 29 had a worn bushing that was also replaced. We continue to maintain a supply of plumbing and boiler parts on-site to speed repairs.

Our electrician and staff spent their Thanksgiving holiday chasing an underground break in the electrical line to restore lights to Buildings 25 & 30. The pools required several repairs. Both pool lights have been replaced. The sand filter was replaced on the lower pool, and sand replaced at the upper pool. The pool company had trouble getting the correct light fixture for the lower pool. It took three attempts and draining the pool to get the new light installed. At the same time the converter for the pool light was replaced, as it was 50 years old as well.

Our roofing company has handled leaks for us, and they have not been from the roofs – but down spouts and expansion joints. They have also reattached loose pieces of aluminum siding for us. We just had one come down on Building 4, due to an improperly mounted Direct TV dish. (In contrast, DISH does a very nice job of not damaging our property.)

We do as much maintenance as we can to keep the washers/dryers up, but our servicing company continues to have trouble with parts and staff. We are waiting on one board, and have one machine that needs to be replaced, but we try to keep the other 34 running. We continue to have laundry machines report errors due to too much soap, and this is frustrating for everyone. The trash company continues to have staffing problems as well, making the pick-ups unpredictable. Even at the bank, the branch manager is working the teller line. One night our plumber had to dig the two foot deep trench to expose the damaged pipe because he, and we, had no help. Even his own sons were home coughing blood. Between illness, injury, family illness or death; it has been very difficult for everyone we know to keep staffed.

This last year has been very difficult for us as well. Rebecca went to part-time, so she can continue to take care of the boilers, washers, web-site, computers, security systems and serve as our licensed pool tech. Hamed quit, but we found Drew. Paublo was injured in October and could not return to work until the end of January. He still does not have full use of his right hand, but his return is much appreciated. We lost Daniel for health issues. This left us with very little staff. Yet, we were always there for the emergencies -- nights, weekends, and holidays..

The projects we are working on right now include: finishing maintenance on the pools so they can be opened, replacing the upper pool bench, which supports the special lighting for the pine tree, replacing the light fixtures in the parking spaces, and replacing valves throughout the property.

IV. Managing Agent's Report

We are almost finished with the insurance work on Unit 257. We expect to be placing it on the market in the next couple of weeks. Real Estate has been moving well at Las Colinas, and we have had three Units set record prices this year. When it is sold the Association gets reimbursed for our expense and the balance is returned to our Insurance company, who paid the claim for repair.

V. New Business

A.) A motion to affirm \$6,500.00 for boiler repairs was made by KT and seconded by JS. The motion passed unanimously.

B.) A motion to affirm \$18,500.00 for plumbing and sewer maintenance and repairs was made by KT and seconded by JS. The motion passed unanimously.

C.) A motion to affirm \$2,900.00 for pool lights, filters, and converter was made by KT and seconded by AA. The motion passed unanimously.

D.) A motion to affirm \$2,600.00 for electrical repairs was made by KT and seconded by JS. The motion passed unanimously.

E.) A motion to affirm \$1,900.00 for lawn mower, electric trimmer, and supplies was made by KT and seconded by JS. The motion passed unanimously.

F.) A motion to affirm \$1,400.00 for rain leak repairs was made by KT and seconded by JS. The motion passed unanimously.

VI. Set Next Meeting

**April 23rd, May 21st, June 18th, July 16th, Aug - No Meeting
Sept. 10th, Oct. 8th, Nov. 5th**

Annual Meeting – 10:00 a.m., Saturday January 18, 2025

VII. Homeowner Input (two minute limit)

VIII. Adjourn